



CITY OF CONCORD

REPORT TO THE MAYOR AND CITY COUNCIL

FROM: Robert J. Mack, PE, PTOE
Traffic Engineer

DATE: November 21, 2018

SUBJECT: Report from the Traffic Engineer on behalf of the Traffic Operations Committee recommending the installation of a street light at the Sheep Davis Road/Triangle Park Drive intersection.

Recommendation

Accept this report and recommendation from the Traffic Operations Committee to install a new street light at the Sheep Davis Road/Triangle Park Drive intersection.

Background

On October 22, 2018, Councilor Matson sent a communication to the Community Development Department regarding a constituent request to consider adding street lighting along Triangle Park Drive as well as at the Sheep Davis Road/Triangle Park Drive intersection. The request was forwarded to Engineering staff for further review. On November 20, 2018, the Traffic Operations Committee (TOC) considered this request and endorsed the installation of a new street light at the Sheep Davis Road/Triangle Park Drive intersection.

Discussion

At issue is a concern by a Cobblestone Point resident that there is no street lighting along Triangle Park Drive from Cobblestone Point to the intersection at Sheep Davis Road. Sidewalk exists from the Cobblestone Point driveway easterly to D'Amante Drive and benefits somewhat from lighting located in commercial parking lots and on buildings along Triangle Park Drive. However, there is neither sidewalk nor street lighting to the southwest of Cobblestone Point towards the intersection with Sheep Davis Road. Since there are no utility poles along this corridor, any requirement on the City or future developers to install street lights in this area would create the need to dig up the right-of-way to install underground wiring infrastructure as well as acquire and install new poles and lamps.

In the planning and development of streets in this area, residential development was neither foreseen nor allowed by zoning. This area was planned for office park and large-scale (big box) commercial development. The Cobblestone Point residential developer sought and received a variance from the ZBA. In fact, when they first approached the City years ago with the idea for this residential development, staff advised them that the location was problematic since it was in the middle of a large-scale retail and office/commercial corridor that was not created for residential. Nonetheless, the developer moved forward clearly understanding the environment in which they were building. Should a future residential development be proposed for areas like this, staff will take a close look at the lighting situation and may recommend that some off-site lighting be required.

Also considered was the option of adding street lighting to the Sheep Davis Road/Triangle Park Drive intersection since existing utility poles are available here on which to mount a potential street light and bracket. As the City maintains street lights at most intersections, and particularly at busier locations, TOC endorsed the installation of a cobra-head street light on one of the existing utility poles at the intersection. Staff would request Unitil to install the light. The cost to the city would be the annual cost of power made out of the outdoor street lighting tariff account.